

Message Text

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PAGE 01 TEHRAN 00396 161348Z

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ACTION L-03

INFO OCT-01 NEA-10 ISO-00 SSO-00 OS-03 CU-04 AID-20 OPR-02

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FM AMEMBASSY TEHRAN

TO SECSTATE WASHDC IMMEDIATE 5094

UNCLAS TEHRAN 0396

E.O. 11652: N/A

TAGS: ASCH, IR

SUBJECT: TEHRAN AMERICAN SCHOOL

REF: STATE 6358

1. FOLLOWING INFORMATION IS PROVIDED AS INTERIM ANSWER,
FOLLOWING SEQUENTIAL PARAGRAPHING REFTEL.

2. PARA 2. IN MISSION'S BELIEF SCHOOL SITUATION HAS REACHED
YOUR QUOTE CRITICAL NECESSITY UNQUOTE. URGENCY IN USG ACQUISITION
OF TITLE IS NECESSARY BECAUSE RAPID EXPANSION OF AMERICAN COM-
MUNITY IN TEHRAN AND NEED FOR FACILITIES TO SERVICE DEPENDENT
AMERICAN CHILDREN. WE HAVE EXPERIENCED 40 PCT INCREASE IN SCHOOL
ENROLLMENT THIS YEAR AND 40 PCT ADDITIONAL EXPANSION ANTICIPATED
FOR 1974-1975 SCHOOL YEAR. CONSTRUCTION ON PRESENT LEASED LAND
WILL ACCOMMODATE ONLY 60 PCT OF FORECASTED REQUIREMENTS FOR 1974-
1975. IRANIAN MILITARY HAS OFFERED COOPERATION IF USG INTERESTED
ACQUIRING SAME PROPERTY IT HAD INTENDED EXPROPRIATE, BUT IF USG
DOES NOT ACT IMMEDIATELY IRANIAN MILITARY WILL EXPROPRIATE FOR
THEIR OWN USE.

3. PARA 3A. BACKGROUND MATERIAL PREPARED AND BEING POUCHED.

PARA 3B. NO PROBLEM HERE. RESPONSE BEING POUCHED WITH
3A MATERIAL.

PARA 3. PRESUME THIS TO MEAN PROPERTY WE ARE NOW
DEVELOPING AND NOT REPEAT NOT THAT NOW OCCUPYING. THIS MATERIAL
BEING POUCHED. THAT PROPERTY WE PRESENTLY OCCUPY--NOT REPEAT
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PAGE 02 TEHRAN 00396 161348Z

NOT INCLUDING THE LAVIZAN SITE WHERE WE ARE BUILDING--IS COVERED

BY FOUR SEPARATE SHORT TERM LEASES. NONE OF THESE CAN BE EXTENDED BEYOND 1979; TWO CANNOT EXTEND BEYOND 1975.

PARA 3D. MATERIAL BEING POUCHED.

PARA 3E. TAS WAS ESTABLISHED AND IS RECOGNIZED BY GOI AS INSTRUMENT OF US MISSION. THIS LARGE EXPANSION REQUIRES A GREAT OUTLAY OF MONEY WHICH THE SCHOOL DOES NOT HAVE, NOR WILL BANKING ORGANIZATIONS LEND TO SCHOOL UNLESS TITLE IS WITH USG. WE FULLY UNDERSTAND COMPLEXITY OBTAINING OWNERSHIP THIS MIXED BAG OF LANDS, AND ACQUISITION HAS BEEN DISCUSSED WITH PRIVATE OWNERS AND IRANIAN MILITARY. SOME LAND WILL (OR POSSIBLY MAY) HAVE TO BE PURCHASED, SOME (TRUST LANDS) HAVE BEEN DISCUSSED WITH PRIME MINISTER BY TAS REPRESENTATIVES. THESE TRUST LANDS PROBABLY CANNOT BE OBTAINED AS GIFT NOR ACQUIRED BY PURCHASE BUT USE MAY BE OBTAINED ON LONG TERM BASIS. EMBASSY HAS NOT APPROACHED FOREIGN OFFICE ON SCHOOL MATTER PENDING INSTRUCTIONS FROM DEPARTMENT BUT WILL NOW DO SO USING AUTHORITY IN PARA 4 REFTEL.

PARA 3F. THIS IS A NEW BALL GAME ENTIRELY. SCHOOL HAD BEEN ABLE LEASE LANDS AND CONSTRUCT BUILDING BY USE GRANTS AND TUITION. ACQUISITION OF LAND IS IMPERATIVE TO CORRECT PRESENT UNSATISFACTORY SITUATION LEASING (AND ENRICHING) PROPERTY FOR SCHOOL PURPOSES. RENTS ARE EXPECTED TO RISE 200 PCT AT EXPIRATION OUR PRESENT THREE-YEAR LEASE, MAKING PROJECT UNECONOMICALLY FEASIBLE FOR LOCAL COMMUNITY TO SUPPORT. USG TITLE TO SCHOOL AND ADJACENT PROPERTY PROTECTS BUILDING INVESTMENT AND PROVIDES EQUITY TO EXPAND THROUGH LOANS FOR NECESSARY EXPANSION AT REASONABLE COSTS. NOTE, PRESENT RENT FOR SCHOOL LAND UNDER IMPROVEMENT IS APPROXIMATELY \$5,000 PER ACRE. WE HAVE NO ASSURANCE THIS WILL NOT BE RAISED CONSIDERABLY LATER. THREE-CAMPUS OPERATION WHICH WILL EXIST IF WE DO NOT ACQUIRE TITLE IS WHOLLY UNECONOMICAL. FOR INSTANCE, TRANSPORTATION ALONE TO AND BETWEEN CAMPUSES WILL COST AN ADDITIONAL \$250,000 PER YEAR.

4. PARA 4. UNDERSTOOD.

5. THESE PLANS AND ENROLLMENT PROJECTIONS HAVE BEEN DEVELOPED SINCE KEIRN BROWN'S DEPARTURE ON HOME LEAVE. PROJECTIONS OF COSTS AND STUDENT ENROLLMENT ARE NEW SINCE THEN. EMBASSY HOPES OS FULLY UNDERSTANDS MAGNITUDE, URGENCY AND NECESSITY USG TAKE TITLE.

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PAGE 03 TEHRAN 00396 161348Z

6. WE HOPE FOREGOING IS RESPONSIVE TO REFTEL AND WE WILL EXPEDITE MAILING OF REQUESTED DOCUMENTS, ETC. HOWEVER, WHILE WE RECOGNIZE DEPT DOES NOT WANT TO BE STAMPEDED INTO DECISION WE WISH REITERATE CRITICAL IMPORTANCE OF THE PROJECT AND ITS GREAT URGENCY. WE MUST REPEAT MUST START BREAKING GROUND FEB 15 AND TO ACHIEVE THIS WE WILL HAVE TO CUT THROUGH LOCAL RED TAPE AND ACCOMPLISH IN DAYS WHAT USUALLY TAKES MONTHS.

GOI IS COOPERATING FULLY TO THIS END AND THEREFORE WE CANNOT
APPROACH IRANIANS AT ELEVENTH HOUR TO EXPRESS OUR INTEREST
IN USG TAKING TITLE TO LAND. THIS SHOULD BE DONE IN NEXT
FEW DAYS AND BY JAN 21 AT LATEST, I.E. BEFORE DOCUMENTS
REQUESTED REFTEL PROBABLY REACH WASHINGTON ; AMERICAN COMMUNITY
IS MOBILIZED, TAS HAS PLANS AND IS READY TO MOVE, BUILDERS AND
OWNERS ARE LINED UP, AND GOI IS PREPARE 59 ?3 43 09NSIVE.
ALLSLE NEED IS NOD FROM WASHINGTON. IF THIS IS DIFFICULT
TO OBTAIN ON BASIS INFORMATION CURRENTLY AVAILABLE TO DEPT
IN ORDER EXPEDITE MATTERS WE URGE DISPATCH TO TEHRAN ASAP OF
DEPT REP ARMED WITH ADEQUATE AUTHORITY TO MEET WITH RELEVANT
AMERICAN AND IRANIAN AUTHORITIES AND MAKE DECISION ON SPOT.
PLEASE REPLY BY RETURN CABLE.
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